

Issue Paper Number **13-004**



BOARD OF EQUALIZATION
KEY AGENCY ISSUE

- ☐ Board Meeting
- ☐ Business Taxes Committee
- ☐ Customer Services and
Administrative Efficiency
Committee
- ☐ Legislative Committee
- ☒ Property Tax Committee
- ☐ Other

Property Tax Rule 462.040,
Change in Ownership—Joint Tenancies

I. Issue

Should the State Board of Equalization (Board) authorize publication of amendments to Property Tax Rule¹ 462.040, *Change in Ownership—Joint Tenancies*?

II. Alternative 1 - Staff Recommendation

Staff recommends that the attached amendments to Rule 462.040 be authorized for publication (see Attachment A).

III. Other Alternative(s) Considered

None

¹ All references to Rules are Property Tax Rules which are regulations codified in division 1 of title 18, California Code of Regulations.

IV. Background

Under Government Code section 15606, subdivision (c), the Board is given the power and duty to prescribe rules and regulations to govern local boards of equalization and assessment appeals boards when equalizing and county assessor when assessing. In compliance with this duty, the Board adopted Property Tax Rule 462.040, *Change in Ownership—Joint Tenancies*.

In 2006, the California Assessors' Association (CAA) requested that the Board initiate a rulemaking process to amend Rule 462.040. The Board initially commenced an abbreviated interested parties process in response to the CAA's request, but, in December 2006, the Board instructed staff to begin a more in-depth interested parties process to review all of the CAA's concerns regarding the rule. At the request of Board staff, the CAA resubmitted its request to amend Rule 462.040 on February 8, 2007 to commence the interested parties process. However, on May 8, 2007, the CAA requested that the interested parties process be delayed.

On February 22, 2012, the Board received a new petition from the CAA requesting that the Board make amendments to the rule. At the March 21, 2012 Board meeting, staff was directed to discuss the CAA's requested rule amendments with interested parties. The CAA is requesting the following amendments to the rule:

- Provide that a transfer of a joint tenancy interest to a trust meeting certain requirements creates original transferor status only if made between November 13, 2003 and the effective date of the requested regulatory change;
- Reinstate the requirement that an additional person be added as a joint tenant in order to create original transferor status; and
- Require a grantor to also be a grantee in order to accord original transferor status to the grantor's spouse.
- Provide examples to clarify the change in ownership consequence of severances of certain joint tenancies under Rule 462.040, subdivision (b)(4)(C).

The CAA also requested that examples be added to clarify the change in ownership consequence of severances of certain joint tenancies under Rule 462.040, subdivision (b)(4)(C). However, due to current litigation, any changes to this subdivision will be deferred until the court case is finally resolved.

V. Discussion

Rule 462.040 reflects the change in ownership provisions for transactions that create, transfer, or terminate joint tenancy interests under the provisions of Article XIII A of the California Constitution (Proposition 13). The rule was last amended by the Board in July 2003, with an effective date of November 13, 2003.

Following the Board's direction at its March 2012 meeting, staff met with interested parties in Sacramento on August 27, 2012 to discuss the CAA petition to amend Rule 462.040. Subsequent to the comments received during the August 27 meeting and other comments received from interested parties, staff developed a draft of proposed amendments to the rule and distributed it to interested parties for comments/suggest via Letter To Assessors (LTA) 2012/052.

As part of the discussion and agreement at the August 27 meeting, the CAA representatives agreed to rescind the requests in the CAA petition to amend the rule to "reinstate the requirement that an additional person be added as a joint tenant in order to create transferor status," and to "require a grantor to also be a grantee in order to accord original transferor status to the grantor's spouse." Additionally, the CAA agreed to delay the request to "provide examples to clarify the change in ownership consequence of severances of certain joint tenancies under Rule 462.040, subdivision (b)(4)(C)," pending the outcome of current litigation.² Accordingly, these provisions were not included in the draft distributed in LTA 2012/052.

On January 29, 2013, staff held a second interested parties meeting to discuss the comments received on the proposed amendments to Rule 462.040 as distributed via LTA 2012/052 (see Attachment B for a matrix arraying the comments discussed at the January 29 meeting).

There are no outstanding issues following the two interested parties meetings. The attached draft of Rule 462.040 reflects consensus of those who participated in the interested parties process (see Attachment A).

VI. Alternative 1 - Staff Recommendation

Authorize for publication amendments to Property Tax Rule 462.040.

A. Description of Alternative 1

Staff recommends that the attached amendments to Rule 462.040 be authorized for publication (see Attachment A). The amendments will incorporate the provisions requested in the petition of the California Assessors' Association (as revised at the interested parties meeting held on August 27, 2012) and others who participated in the interested parties process.

B. Pros of Alternative 1

The proposed amendments to Rule 462.040 will:

- Provide in subdivision (b)(1) and Examples 5 and 17 that a transfer of a joint tenancy interest to a trust does not create original transferor status if made after the effective date of the requested regulatory change, consistent with current law that provides that the transfer of a joint tenancy interest to a trust severs the joint tenancy;³
- Provide in subdivision (b)(1) that all transferor(s) must be among the joint tenants for a transfer to be excluded from change in ownership, consistent with Revenue and Taxation Code section 65, subdivision (b);
- Address county assessors' concerns about certain transfers by providing in subdivision (b)(1) that the elimination of a joint tenant does not create "original transferor" status in any of the remaining joint tenants, consistent with Revenue and Taxation Code section 65, subdivision (b);
- Provide in subdivision (b)(1) that "spouse" includes a registered domestic partner consistent with Civil Code section 297.5;

² Marin County Superior Court Case No. CIV1003775 First District Court of Appeal No. A134340.

³ Civil Code section 683.2, subdivision (a)(1); Matthew Bender, *California Wills & Trusts* (2012), section 140.06[9][a].

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- Provide in subdivision (b)(5) that transfers of joint tenancy interests between registered domestic partners are excluded from change in ownership, consistent with Revenue and Taxation Code section 62, subdivision (p);
- Provide more detailed information in Examples 6 through 16 to clarify the status of all transferees and transferors, specifically, whether they are "original transferors" or "other than original transferors"; and
- Incorporate the provisions of Assembly Bill 1700 (Stats. 2012, ch. 781) which added section 62.3 to the Revenue and Taxation Code to provide that "change in ownership" does not include a transfer occurring after January 1, 2013 of real property from one cotenant to the other that takes effect upon the death of one cotenant.

C. Cons of Alternative 1

None

D. Statutory or Regulatory Change for Alternative 1

Action by the Board to adopt amendments to Rule 462.040 will amend section 462.040 of title 18 of the California Code of Regulations.

E. Operational Impact of Alternative 1

None

F. Administrative Impact of Alternative 1**1. Cost Impact**

Development of Property Tax Rules is within the scope of the statutory duties of the County-Assessed Properties Division and will be absorbed by existing staff.

2. Revenue Impact

None

G. Taxpayer/Customer Impact of Alternative 1

None

H. Critical Time Frames of Alternative 1

Action by the Board at its March 2013 meeting will allow time for the rulemaking process to proceed with a projected effective date of October 1, 2013 for the amendment to the rule.

VII. Other Alternatives

None

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Preparer/Reviewer Information

Prepared by: Property and Special Taxes Department, County-Assessed Properties Division

Current as of: February 11, 2013

Rule 462.040 CHANGE IN OWNERSHIP – JOINT TENANCIES.

Authority Cited: Section 15606, Government Code.

Reference: Sections 60, 61, 62, 62.3, 63, 63.1, 65, 65.1, and 67, Revenue and Taxation Code; and Section 662, Evidence Code.

(a) General Rule. The creation, transfer, or termination of a joint tenancy interest is a change in ownership of the interest transferred.

Example 1: The purchase of property by A and B, as joint tenants, is a change in ownership of the entire property.

Example 2: The transfer from A and B, as joint tenants, to C and D, as joint tenants, is a change in ownership of the entire property.

Example 3: The ~~subsequent~~ transfer from C and D, as joint tenants, to C, as sole owner, is a change in ownership of ~~50% percent~~ of the property.

(b) Exceptions. The following transfers do not constitute a change in ownership:

(1) The transfer creates or transfers any joint tenancy interest, ~~including an interest in a trust, and after such creation or transfer, the transferors is one of all transferor(s) are among~~ the joint tenants. Such a transferor(s) who is also a transferee(s) ~~and~~ is, therefore, considered to be an "original transferor" for purposes of determining the property to be reappraised upon subsequent transfers. If a spouse of an "original transferor" acquires an interest in the joint tenancy property either during the period that the "original transferor" holds an interest or by means of a transfer from the "original transferor," such spouse shall also be considered to be an "original transferor." "Spouse" includes a registered domestic partner who shall have the same rights, protections, and benefits, and shall be subject to the same responsibilities and obligations as granted to and imposed upon spouses pursuant to section 297.5 of the Family Code. For a transfer of a joint tenancy interest into trust from November 13, 2003 to a date before October 1, 2013, Any joint tenant may also become an "original transferor" by transferring his or her joint tenancy interest to the other joint tenant(s) through his or her trust if the trust instrument names the other joint tenant(s) as the present beneficiary or beneficiaries. All other initial and subsequent joint tenants are considered to be "other than original transferors." To create original transferor status, a transaction must occur that either changes title to joint tenancy or adds an additional person to title. The elimination of a joint tenant does not create "original transferor" status in any of the remaining joint tenants.

Example 4: A and B own property as tenants in common and transfer the property to A and B as joint tenants. A and B are both "original transferors."

Example ~~4-1~~ 5: A and B purchase property as joint tenants. ~~Later On December 12, 2004, A and B transfer their property interests to each other as joint tenants through their respective trusts. A and B are transferors who are among the joint tenants and are, therefore, considered to be "original transferors." If A and B had transferred their interests into trust on any date after October 1, 2013, neither A's trust nor B's trust would be considered a joint tenant and neither A nor B would be considered an "original transferor" as a result of the transfer into trust.~~

Example ~~5~~ 6: A and B purchase property as joint tenants. A and B, as joint tenants, transfer to A, B, C, and D as joint tenants. No change in ownership because A and B, the transferors, are included among the transferees and are, therefore, "original transferors." (C and D are "other than original transferors.") Likewise, if A, as the sole owner, had transferred to A, B, C, and D as joint tenants, no change in ownership. A would be an "original transferor" and B, C, and D would be "other than original transferors."

Example 6 ~~7~~: A and B acquire property as joint tenants. A and B, as joint tenants, transfer to A, B, C, D, and E as joint tenants. E is B's wife. No change in ownership because A and B, the transferors, are included among the transferees and are, therefore, "original transferors." E, the wife of an "original transferor," is also an "original transferor." (C and D are "other than original transferors.")

Example 7-1 ~~8~~: A, B, and C are joint tenants and A is an "original transferor." A is the sole owner of property. A grants to A, B, and C as joint tenants. A is an "original transferor." B and C are "other than original transferors." A dies. A's interest passes by operation of law to B and C, resulting in a 100 percent change in ownership. Subsequently, B and C transfer to B, C, and D as joint tenants. D is A's husband. D does not become an "original transferor" because he did not acquire his interest from A during the period that A held an interest in the initial joint tenancy.

Example 7-2 ~~9~~: A transfers to A and B as joint tenants. A is an "original transferor," and B is an "other than original transferor." C is A's registered domestic partner. A and B, as joint tenants, transfer to A, B, and C, as joint tenants, and C is A's spouse. C is an "original transferor" because he was is the spouse registered domestic partner of an "original transferor." and he acquired an interest by means of a transfer from A. B becomes an "original transferor" because he is a transferor who is among the transferees.

Example 7-3 ~~10~~: A transfers to A and B as joint tenants. A is an "original transferor," and B is an "other than original transferor." A and B are joint tenants and A is an "original transferor." C is A's spouse. A and B, as joint tenants, transfer to A, B, and C as joint tenants. B becomes an "original transferor." C is A's registered domestic partner. C is an "original transferor" because C was the registered domestic partner of an "original transferor" and C acquired an interest by means of a transfer from A.

Example 8 ~~11~~: A and B acquire real property as joint tenants. A and B, as joint tenants, transfer to B, C, and D, as joint tenants. 66 2/3% percent change in ownership of the transferred interests because A is not one of the transferees.

Example 9 ~~12~~: A and B purchase property as joint tenants, and transfer their joint tenancy interests to each other through their respective trusts. A and B become "original transferors." On August 13, 2003, A and B sell a 50% percent interest to C and D, with the deed showing A, B, C, and D as joint tenants. A and B become "original transferors." C and D become "other than original transferors." On December 13, 2003, C and D then transfer their joint tenancy interests to each other through their trusts, so that both their respective trusts for the benefit of the remaining joint tenants. C and D become "original transferors." On January 13, 2004, A and B then sell their remaining 50% percent to C and D, and go off title. Under circumstances where application of the step-transaction doctrine to disregard the form of the transaction would be appropriate due to their intent to avoid a change in ownership, A, B, C, and D do not become "original transferors" as the result of their transfers to each other.

(2) The transfer terminates an "original transferor's" interest in a joint tenancy described in (b)(1) and the interest vests in whole or in part in the remaining "original transferor(s)"; except that, upon the termination of the interest of the last surviving "original transferor," there shall be a reappraisal of the property as if it had undergone a 100 percent change in ownership.

Example 10 ~~13~~: A and B transfer to A, B, C, and D as joint tenants. A and B are "original transferors," and C and D are "other than original transferors." A dies or grants his interest to the remaining joint tenants, B, C, and D. No change in ownership because B, an "original transferor," remains as a joint tenant.

Example 11 ~~14~~: Following the example set forth in Example 10 (above), A and B transfer to A, B, C, and D as joint tenants. A and B are "original transferors," and C and D are "other than original transferors." A dies or grants his interest to the remaining joint tenants, B, C, and D. No change in ownership because B, an "original transferor," remains as a joint tenant. Subsequently, B dies or grants his interest to C and D.

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100 percent change in ownership because ~~both A's and B's interests had previously been excluded from reappraisal and~~ B was the last surviving "original transferor."

(3) The transfer terminates a joint tenancy interest held by "other than an original transferor" in a joint tenancy described in (b)(1) and the interest is transferred either to an "original transferor," or to all the remaining joint tenants, provided that one of the remaining joint tenants is an "original transferor." The "original transferor" status of any remaining joint tenants ceases when a joint tenancy is terminated.

~~Example 12 15: Following the example set forth in Example 10 (above), A and B transfer to A, B, C, and D as joint tenants. A and B are "original transferors," and C and D are "other than original transferors." A dies or grants his interest to the remaining joint tenants, B, C, and D. No change in ownership because B, an "original transferor," remains as a joint tenant. C, not an "original transferor," grants his interest to B and D. No change in ownership because C grants to the remaining joint tenants, B and D, and B is an "original transferor."~~

~~Example 13 16: A owns real property and transfers a 50% interest to B as a tenant in common resulting in a change in ownership of that 50% interest. They subsequently transfer to themselves in joint tenancy and, as a result, become "original transferors." A and B transfer to A, B, C, and D as joint tenants. A and B are "original transferors," and C and D are "other than original transferors." A dies or grants his interest to the remaining joint tenants, B, C, and D. No change in ownership because B, an "original transferor," remains as a joint tenant. C, not an "original transferor," grants his interest to B and D as joint tenants. No change in ownership because C grants to the remaining joint tenants, B and D, and B is an "original transferor." A D dies and AD's joint tenancy interest passes to B by operation of law. Since B is an "original transferor," there is no without a change in ownership, because B is an "original transferor." Upon AD's death, the joint tenancy is terminated and B ceases to be an "original transferor."~~

(4) For other than joint tenancies described in (b)(1), the transfer is between or among co-owners and results in a change in the method of holding title but does not result in a change in the proportional interests of the co-owners, such as:

(A) a A transfer terminating the joint tenancy and creating separate ownerships of the property in equal interests.

(B) a A transfer terminating the joint tenancy and creating a tenancy in common of equal interests.

(C) a A transfer terminating a joint tenancy and creating or transferring to a legal entity when the interests of the transferors and transferees remain the same after the transfer. {Such transferees shall be considered to be the "original co-owners" for purposes of determining whether a change in ownership occurs upon the subsequent transfer of the ownership interests in the property.}

(5) The transfer is one to which the interspousal exclusion, pursuant to the provisions of section 63 of the Revenue and Taxation Code, or the registered domestic partner exclusion, pursuant to the provisions of section 62(p) of the Revenue and Taxation Code, applies.

(6) The transfer is of a joint tenancy interest of less than five percent of the value of the total property and has a value of less than \$10,000; provided, however, that transfers of such interests during any one assessment year (the period from January 1 through December 31) shall be accumulated for the purpose of determining the percentage interest and value transferred. When the value of accumulated interests transferred during any assessment year equals or exceeds five percent of the value of the total property or \$10,000, then only that percentage of the property represented by the transferred accumulated interests shall be reappraised. For purposes of this subsection, the "accumulated interests transferred" shall not include any transfer of an interest that is otherwise excluded from change in ownership.

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(7) The transfer is one to which the parent-child or grandparent-grandchild exclusion applies, and for which a timely claim has been filed as required by ~~law~~ section 63.1 of the Revenue and Taxation Code.

(8) The transfer is one to which the cotenancy exclusion applies pursuant to section 62.3 of the Revenue and Taxation Code.

(c) **Rebuttable Presumption.** For purposes of this section, for joint tenancies created on or before March 1, 1975, it shall be rebuttably presumed that each joint tenant holding an interest in property as of March 1, 1975, is an "original transferor." This presumption is not applicable to joint tenancies created after March 1, 1975.

(d) **Reasonable Cause.** For purposes of this section, the assessor may consider persons holding joint title to property, such as tenants in common, to be joint tenants and "original transferors" if there is "reasonable cause" to believe that the parties intended to create a joint tenancy and each person was a transferor among the persons holding title. "Reasonable cause" means a deed, Affidavit of Death of Joint Tenant, a trust, will, or estate plan indicating that a joint tenant was a transferor among the joint tenants, unless circumstances causing the application of the step transaction exist.

Example 14 17: A and B jointly purchase their primary residence and title is recorded as tenants in common. The sales contract states that A and B intended to take title as joint tenants. ~~Subsequently, A and B each execute revocable living trusts transferring their respective interests in the property to their trusts for the benefit of each other.~~ The assessor may determine that the sales contract and trust instruments establishes that A and B intended to hold title as joint tenants upon purchase, and that each subsequently became an "original transferor."

NO.	SECTION REFERENCE		SOURCE	PROPOSED LANGUAGE
	PAGE	LINE		
1	1	29	Placer County Assessor's office (M. Sierra-Sammons)	Revise sentence: To create original transferor status, a transaction must occur that either changes <u>or establishes</u> title <u>vesting</u> to joint tenancy or adds an additional person to title <u>as a joint tenant</u> .
2	1	Ex 5 34	Santa Clara County Assessor's Office (N. Galvez)	Example 5: ...If A and B had transferred their interest into trust one day after the effective date of the amendments adding this sentence, neither A's trust nor B's trust would be considered a joint tenant and neither A nor B would be considered an "original transferor" as a result of the transfer into trust. Comment: Want to confirm that the November 13, 2003 date will no longer apply in this case and that this change applies only for those transfers that follow the "effective date of the amendments." Asking this question because we have to change the way we show "original transferor" in our title chain.
3	1	Ex 5 37	San Luis Obispo County Assessor's Office (B. Edginton)	Revise Example 5: If A and B had transferred their interests into trust one day <u>on any date</u> after the effective date of the amendments adding this sentence, neither A's trust nor B's trust would be considered a joint tenant and neither A nor B would be considered an "original transferor" as a result of the transfer into trust. Comment: To make sure that there is no misunderstanding in case there is a transfer two days after the effective date.
4	2	Ex 7 7-11	San Luis Obispo County Assessor's Office (B. Edginton)	Revise Example 7: A and B acquire property as joint tenants. A and B transfer to A, B, C, D and E as joint tenants. E is B's wife. No change in ownership because A and B, the transferors, are included among the transferees and are, therefore, "original transferors." E, <u>the spouse of an "original transferor,"</u> is also an "original transferor." (C and D are "other than original transferors.") Comment: Just to clarify why E becomes an original transferor, and to match the identifier in Example 9.
5	2	Ex 9 18	San Luis Obispo County Assessor's Office (B. Edginton)	Revise Example 9: A transfers to A and B as joint tenants. A is an "original transferor" <u>and B.</u> C is A's registered domestic partner. A and B, as joint tenants, transfer to A, B, and C, as joint tenants. C is an "original transferor" because he was the registered domestic partner of an "original transferor." <u>B is an "original transferor" because he is a transferor who is among the transferees.</u> Comment: If B is not also identified as an "original transferor," it implies he did not become an "original transferor."
6	2	Ex 9 20	Galanti & Copenhaver, Inc. (E. Copenhaver)	Revise Example 9: C is an "original transferor" because he was <u>is</u> the registered domestic partner of an "original transferor."

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NO.	SECTION REFERENCE		SOURCE	PROPOSED LANGUAGE
	PAGE	LINE		
7	2	Ex 10 23	Ambrecht & Associates (Dibby Allan Green)	Revise Example 10: A and B transfers to A and B as joint tenants. A is an "original transferor." A and B, as joint tenants, transfer to B and C as joint tenants. C is A's registered domestic partner. C is an "original transferor" because C was the registered domestic partner of an "original transferor" and C acquired an interest by means of a transfer from A. <u>There is no change in ownership because C, as "original transferor," remains on title.</u>
8	2	Ex 10 23	Contra Costa County Assessor's Office (B. Grose)	Example 10: . A and B transfer to A and B as joint tenants. A is an "original transferor." Comment: Can it include whether B becomes an "original transferor" and why or why not? The way the example has been reworked I'm not sure what B's status is.
9	2	Ex 10 23	Santa Clara County Assessor's Office (N. Galvez)	Example 10: A and B transfer to A and B as joint tenants. A is an "original transferor." Comment: Why is A the ONLY "original transferor"? There is no tenancy established before they transferred their interest into joint tenancy, so I am assuming they are tenants in common. If this is the case, A and B should be "original transferors" when they both transfer their interest into joint tenancy (LTA 2004/042). This example may need a bit more clarification as to why B is not an "original transferor."
10	2	Ex 10 23	Galanti & Copenhaver, Inc. (Erika Copenhaver)	Example 10: A and B transfer to A and B as joint tenants. A is an "original transferor." Comment: Should state that both A & B are original transferors. And finally, line 26 should also reflect "is" the registered domestic partner, not "was."
11	2	Ex 10 23	Placer County Assessor's office (M. Sierra-Sammons)	Example 10: A and B transfer to A and B as joint tenants. A is an "original transferor." Comment: What is B's status? B's status as to whether he's an original transferor or not should be clarified.
12	2	Ex 10 23	San Luis Obispo County Assessor's Office (B. Edginton)	Revise Example 10: A and B transfers to A and B as joint tenants. A is an "original transferor, and B is an <u>"other than original transferor."</u> A and B, as joint tenants, transfer to B and C as joint tenants. C is A's registered domestic partner. C is an "original transferor" because C was the registered domestic partner of an "original transferor" and C acquired an interest by means of a transfer from A. Comment: I think including B in the first sentence was just a typing error. However, to stay consistent, the example should identify both those that are "original transferors" and those who are "other than original transferors." In fact, this example should include which B is after the transfer. Would B be an "original transferor" or "other than original transferor"?
13	2	Ex 10 25	Galanti & Copenhaver, Inc. (Erika Copenhaver)	Revise Example 10: C is an "original transferor" because C was <u>is</u> the registered domestic partner of an "original transferor" and C acquired an interest by means of a transfer from A.

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NO.	SECTION REFERENCE		SOURCE	PROPOSED LANGUAGE
	PAGE	LINE		
14	2	Ex 12 31	San Luis Obispo County Assessor's Office (B. Edginton)	<p>Revise Example 12: A and B purchase property as joint tenants. On August 13, 2003, A and B sell a 50 percent interest to C and D, with the deed showing A, B, C, and D as joint tenants. A and B become "original transferors." <u>C and D become "other than original transferors."</u> On December 13, 2003, C and D then transfer their joint tenancy interests to each other through their trusts, so that both become "original transferors." On January 13, 2004, A and B then sell their remaining 50 percent to C and D, and go off title. Under circumstances where application of the step-transaction doctrine to disregard the form of the transaction would be appropriate due to their intent to avoid a change in ownership, A, B, C, and D do not become "original transferors" as the result of their transfers to each other.</p> <p>Comment: Wouldn't just C and D having interests transfer <u>to each other</u> sever the joint tenancy? Don't they need to include A and B as beneficiaries of their trusts to become "original transferors"?</p>
15	3	Ex 13 3	Ambrecht & Associates (Dibby Allan Green)	<p>Revise Example 13: A and B transfer to A, B, C, and D as joint tenants. <u>A and B are "original transferors" and C and D are "other than original transferors."</u> A dies or grants his interest to the remaining joint tenants, B, C, and D. No change in ownership because B, an "original transferor," remains as a joint tenant.</p>
16	3	Ex 13 3	San Luis Obispo County Assessor's Office (B. Edginton)	<p>Revise Example 13: A and B transfer to A, B, C, and D as joint tenants. <u>A and B are "original transferors." C and D are "other than original transferors."</u> A dies or grants his interest to the remaining joint tenants, B, C, and D. No change in ownership because B, an "original transferor," remains as a joint tenant.</p> <p>Comment: To maintain consistency in identifying who are "original transferors" and who are "other than original transferors."</p>
17	3	Ex 14 6	San Luis Obispo County Assessor's Office (B. Edginton)	<p>Example 14: A and B transfer to A, B, C, and D as joint tenants. A and B are "original transferors." C and D are "other than original transferors." A dies or grants his interest to the remaining joint tenants, B, C, and D. No change in ownership because B, an "original transferor," remains as a joint tenant. Subsequently, B dies or grants his interest to C and D. 100 percent change in ownership because both A's and B's interests had previously been excluded from reappraisal, and B was the last surviving "original transferor."</p> <p>Comment: Isn't it actually C's and D's interests that were previously excluded from reappraisal?</p>